055.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	606,700 / 606,700
					USE VALUE:	606,700 / 606,700
					ASSESSED:	606,700 / 606,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU BARBARA	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	67 DUDLEY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BOUDREAU BARBARA -
Owner 2:	-
Street 1:	67 DUDLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1830, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7013.000	209,600		397,100	606,700
Total Card	0.161	209,600		397,100	606,700
Total Parcel	0.161	209,600		397,100	606,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.32 | /Parcel: 421.32

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36543
GIS Ref	
GIS Ref	
Insp Date	02/19/19

!4418!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,600	0	7,013.	397,100	606,700		Year end	12/23/2021
2021	101	FV	203,400	0	7,013.	397,100	600,500		Year End Roll	12/10/2020
2020	101	FV	203,400	0	7,013.	397,100	600,500	600,500	Year End Roll	12/18/2019
2019	104	FV	260,800	0	7,013.	441,300	702,100	702,100	Year End Roll	1/3/2019
2018	104	FV	260,800	0	7,013.	296,300	557,100	557,100	Year End Roll	12/20/2017
2017	104	FV	245,500	0	7,013.	283,700	529,200	529,200	Year End Roll	1/3/2017
2016	104	FV	245,500	0	7,013.	258,500	504,000	504,000	Year End	1/4/2016
2015	104	FV	207,200	0	7,013.	208,000	415,200	415,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:31:56

LAST REV

Date	Time
12/01/20	12:29:12
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4418

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUDREAU BARBAR	37125-462		10/22/2002	Family		No	No		
	19075-287		5/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	36543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/20/2019	1890	Heat App	7,999	C				
5/12/2015	470	Demo gar	1,400					
6/28/2012	820	New Wind	3,895					REPL 8 WINDOWS
11/23/2004	1129	Manual	5,000	C				remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2019	Meas/Inspect	DGM	D Mann
6/2/2015	Permit Insp	PC	PHIL C
2/14/2009	Meas/Inspect	197	PATRIOT
11/2/2000	Hearing N/C	189	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7013		Sq. Ft.	Site		0	70.	0.81	11			Locatio	-10					397,147						397,100	

Total AC/HA:	0.16100	Total SF/SM:	7013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	397,147	Spl Credit		Total:	397,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1830	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	38.82	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	147.897
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342652
Depreciation:	133018
Depreciated Total:	209635

COMMENTS

IN LAW TQS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

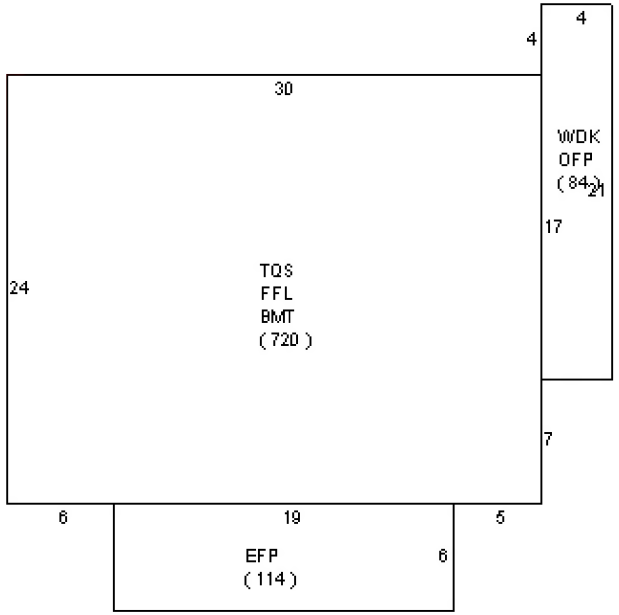
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	3	1	
Totals			
2	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.90
Special Features:	0	Val/Su Net:	92.66
Final Total:	209600	Val/Su SzAd	166.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.580	37,137
FFL	First Floor	720	147.900	106,486
TQS	3/4 Story	540	147.900	79,864
EFP	Enclos Porch	114	50.900	5,802
OFP	Open Porch	84	36.000	3,024
WDK	Deck	84	15.940	1,339
	Net Sketched Area:	2,262	Total:	233,652
Size Ad	1260	Gross Area	2442	FinArea 1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	9X18	A	AV	1930	0.00	T	40	101						

PARCEL ID

055.0-0001-0002.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	